

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Nirmal Municipality – Certain variation to the Master Plan - - Change of land use from Heavy Industrial use and Public and Semi Public use to Commercial use in Sy.Nos.1317 and 1321 situated at Zohra Colony, Nirmal to an extent of 12,470 Sq.Yards - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 541

Dated the 29th August, 2009.

Read the following :-

1. G.O.Ms.No.44 MA., dated 19.1.1990.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1653/2008/W, dated 12.5.2008.
3. Government Memo. No.8656/H1/2008-1, Municipal Administration and Urban Development Department, dated 1.7.2008.
4. From the Commissioner of Industries, Hyderabad, Letter No.28/MA&UD/8656/H1/2008-1/FD, dated 10.10.2008.
5. Government Memo. No.8656/H1/2008-2, Municipal Administration and Urban Development Department, dated 23.1.2009.
6. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1653/2008/W, dated 13.7.2009.
7. Government Memo. No.8656/H1/2008-3, Municipal Administration and Urban Development Department, dated 3.8.2009.
8. From the Commissioner of Printing, A.P., Extraordinary Gazette No.376-C, Part-I, dated 6.8.2009.

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ORDER:

The draft variation to the Nirmal General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.44 MA., dated 19.1.1990 was issued in Government Memo. No. 8656/H1/2008-3, Municipal Administration and Urban Development Department, dated 3.8.2009 and published in the Extraordinary issue of A.P. Gazette No.376-C, Part-I, dated 6.8.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 13.7.2009 has stated that the Commissioner, Nirmal Municipality has informed that the applicant has paid an amount of Rs.2,20,950/- (Rupees two lakh twenty thousand nine hundred and fifty only) towards development charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Warangal.

The Municipal Commissioner, Nirmal Municipality, Adilabad District.

Copy to:

The individual through the Municipal Commissioner, Nirmal Municipality, Adilabad District.

The District Collector, Adilabad District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER

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APPENDIX NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nirmal Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 376-C, Part-I, dated 6.8.2009 as required by clause (b) of the said section.

VARIATION

The site in Sy.Nos.1317 and 1321 situated at Zohra Colony, Nirmal Municipality to an extent of 12,470 Sq.Yards, the boundaries of which are shown in the schedule below and which is earmarked for Heavy Industrial use and Public and Semi Public use in the General Town Planning Scheme (Master Plan) of Nirmal Town sanctioned in G.O.Ms.No.44 MA., dated 19.1.1990, is designated for Commercial use by variation of change of land use as marked "ABCDEF&G" as shown in the revised part proposed land use map GTP No.5/2009/W, which is available in Municipal Office, Nirmal Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
8. The applicant shall pay all required fee / charges and also 14% of open space charges.
9. The applicant shall obtain prior technical approval from the competent authority before allowing any development in the site under reference.
10. The applicant shall obtain NOC from the Government Organizations existing if any in the surrounding area of the site under reference.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Government Junior College.
East : Police Station (Rural) and quarters and Mandal Parishad Office.
South : 40 feet wide existing road. (Master Plan road)
West : 30 feet wide road.

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER